

REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: AUGUST 17, 2005

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 10:12 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, WOLFSON, TARKANIAN, and ROSS

ALSO PRESENT: DOUG SELBY, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(10:12)

1-2490

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: AUGUST 17, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF JULY 6, 2005

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

REESE - APPROVED by Reference - UNANIMOUS

MINUTES:

There was no discussion.

(10:12)

1-2502

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: AUGUST 17, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A SECOND AMENDMENT TO THE EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE CITY OF LAS VEGAS, THE LAS VEGAS REDEVELOPMENT AGENCY AND ALPHA OMEGA STRATEGIES, INC., FOR CERTAIN PROPERTIES LOCATED AT AND AROUND 1501 NORTH DECATUR, APNS 138-25-503-006, 138-25-515-000 AND 138-25-516-000 - WARD 1 (TARKANIAN) [NOTE: THIS IS A COMPANION ITEM TO CITY COUNCIL ITEM 58]

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Redevelopment Agency staff is in an Exclusive Negotiation Agreement (ENA) with Alpha Omega Strategies, Inc. that outlines the duties and responsibilities of all parties during the negotiation leading to a Purchase and Sales Agreement. The original ENA and First Amendment allowed 180 days to bring a Purchase and Sales Agreement for City Council and Redevelopment Agency Board approval. The complex nature of the proposed project requires more time. Staff requests a time extension of 120 days.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Second Amendment to the Exclusive Negotiation Agreement
3. Disclosure of Principals
4. Location Map
5. Verbatim Transcript

MOTION:

TARKANIAN - APPROVED as recommended - UNANIMOUS

MINUTES:

NOTE: A verbatim transcript is made a part of the final minutes.

APPEARANCES:

OSCAR GOODMAN, Chairman

SCOTT ADAMS, Director, Office of Business Development

MICHAEL McDONALD, Alpha Omega Strategies, Inc.

LOIS TARKANIAN, Member

See 8/17/2005 City Council Item 58 for related discussion.

(10:12 - 10:13)

1-2511

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: AUGUST 17, 2005

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

REPORT OF DECLARATIONS OF INTEREST IN PROPERTY LOCATED IN THE EXISTING REDEVELOPMENT AREAS

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Nevada Community Redevelopment Law (NRS 279.454) requires any officer or employee of the City who participates in the formulation of or approval of plans or policies for the redevelopment area to disclose any direct or indirect financial interest he/she has in said property; and, if any officer or employee owns, purchases or acquires any interest in such property, they shall make a written disclosure of said interest on the minutes of both the City Council and the Redevelopment Agency.

RECOMMENDATION:

Report only. By receiving this report, the Council acknowledges the names of those persons filing a Disclosure of Interest as indicated in Attachment B and that Attachment B is made part of the minutes of today's Redevelopment Agency Meeting.

BACKUP DOCUMENTATION:

1. Agenda Memo containing procedure used by the City Clerk for appropriate filings
2. Distribution List (Attachment A)
3. Completed filings for those persons with an interest to declare (Attachment B)

MOTION:

None required. A report was given.

MINUTES:

CITY CLERK RONEMUS outlined the information under the Purpose/Background section. This item, along with Council Item 3 of the 8/17/2005 meeting, satisfied the law requiring disclosure.

(10:13 - 10:14)

1-2567

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: AUGUST 17, 2005

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

RANDALL BRICE said that recently, when his son started school, he noticed that a lot of businesses have a foreign-language name, which he does not like. Americans do not see that when they go to another country. He asked how this could be addressed. CHAIRMAN GOODMAN indicated that this is America, where people have the right of freedom of speech. People can name there businesses in whatever language they please.

JENNIFER KRASNER asked what happened with her work card appeal. CHAIRMAN GOODMAN indicated that was Item 63 on the 8/17/2005 Council Agenda, and it was stricken. He referred her to JIM DiFIORE, Manager, Business Services, who rejoined that the matter was stricken because the employer withdrew the offer of employment.

(10:14 - 10:17)

1-2613

THE MEETING ADJOURNED AT 10:17 A.M.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk
August 31, 2005

Barbara Jo Ronemus, Secretary